

MONTAGUE ZONING BYLAWS

PUBLIC INFORMATION SESSION

AGENDA

Background

Big picture changes

Zoning Map Changes

Zoning Bylaw Changes

Dimensional changes

Use changes

Signage

Parking

Trailers


Accessory Dwelling Units

Solar facilities and installations

Open Space Residential Development

Planned Unit Development

Q+A



WHY NOW?

Limited and incremental changes since 1970

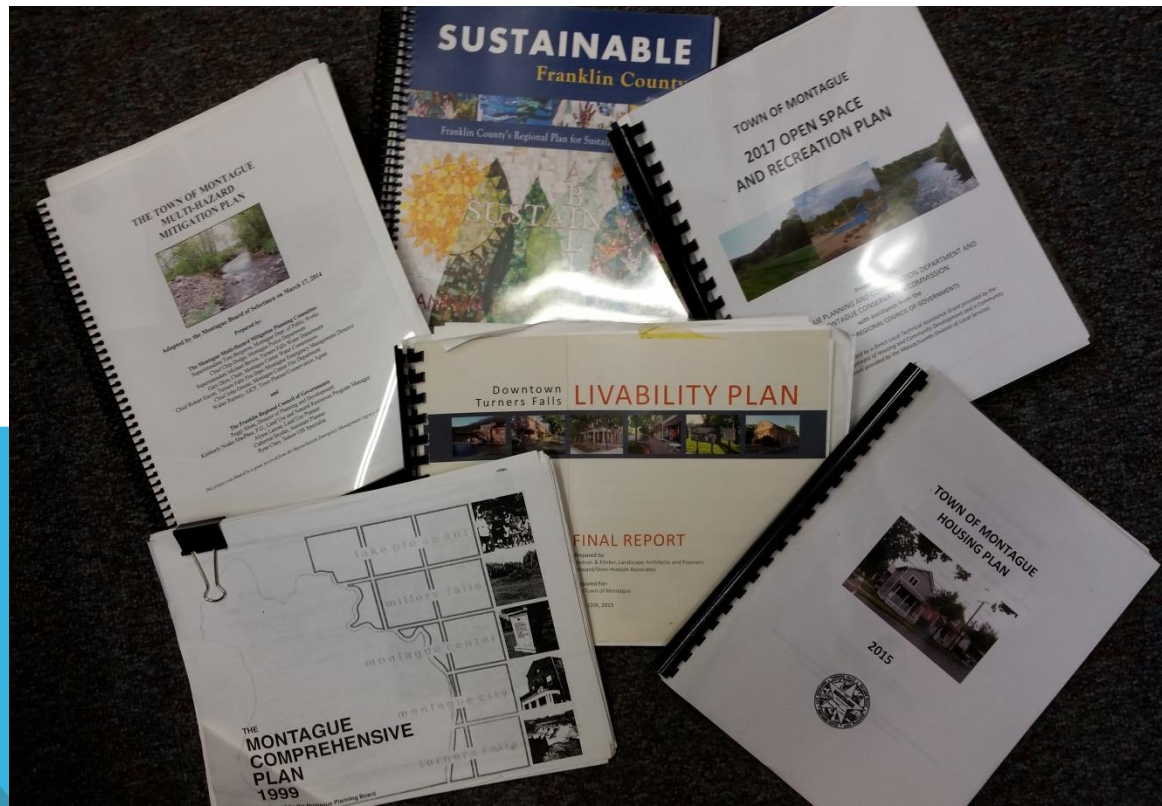
- portions inconsistent with MA state law
- opportunity in to incorporate established, sound planning principals
- Some portions do not reflect current land use or current community priorities



GOALS

To have bylaws that are:

- Clear and concise
- User friendly
- Streamlined , where appropriate
- Guided by Town Plans



HOW- THE PROCESS

Planning Board directed Town Planner to conduct a comprehensive review and make recommendations

Technical support provided by Franklin Regional Council Of Governments

Reviewed by Planning Board over last 24 months

Coordination with Building Inspector and Zoning Board of Appeals, other boards

Stakeholder and press outreach

Public information Series


Petition to Selectboard

Public Hearings

Town Meeting Approval



THE BIG PICTURE CHANGES

- 1 Acre Zoning in AF/ Rezoning establish residential neighborhoods to RS
 - Removal of single use and unrestricted zones
 - Several new areas zoned for mixed-use or commercial development
 - Ease restrictions on two-family and multi-family dwellings
 - Revamp of Accessory Dwelling Units
 - New tools for flexible development: Planned Unit Development and Open Space Residential Design
 - Updated regulations for signage, parking, and solar
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ADMINISTRATIVE CHANGES

Adopt a new official zoning map

New Section: Special Permit Process and Procedures

Organization: Reorganize Chapters and headings for readability and formatting consistency

Definitions: remove unnecessary definitions, add/ amend definitions as necessary

Update: “Purpose and Administration”

Bolster Enforcement and penalty section

Practical division of responsibility for Special Permit Granting Authorities

Establish a “purpose” for each zoning district and special regulation

Allow rear yard and building height relief by special permit (currently by variance)

Other housekeeping items throughout



UPDATED MAP

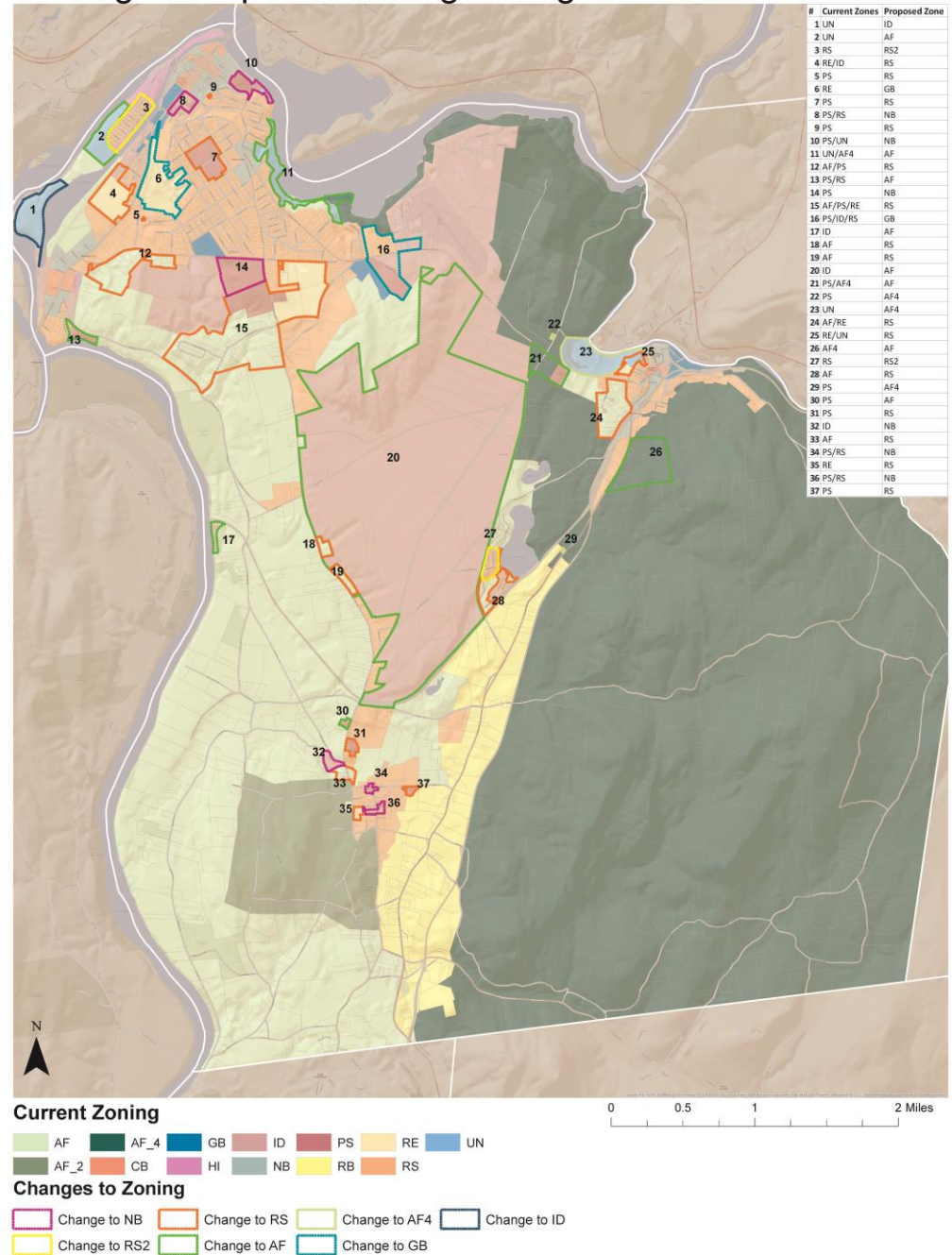
Adopt a new “official Zoning Map”

Eliminate 3 Zoning Districts:
Public-Semi-Public, Recreation-Education, and Unrestricted

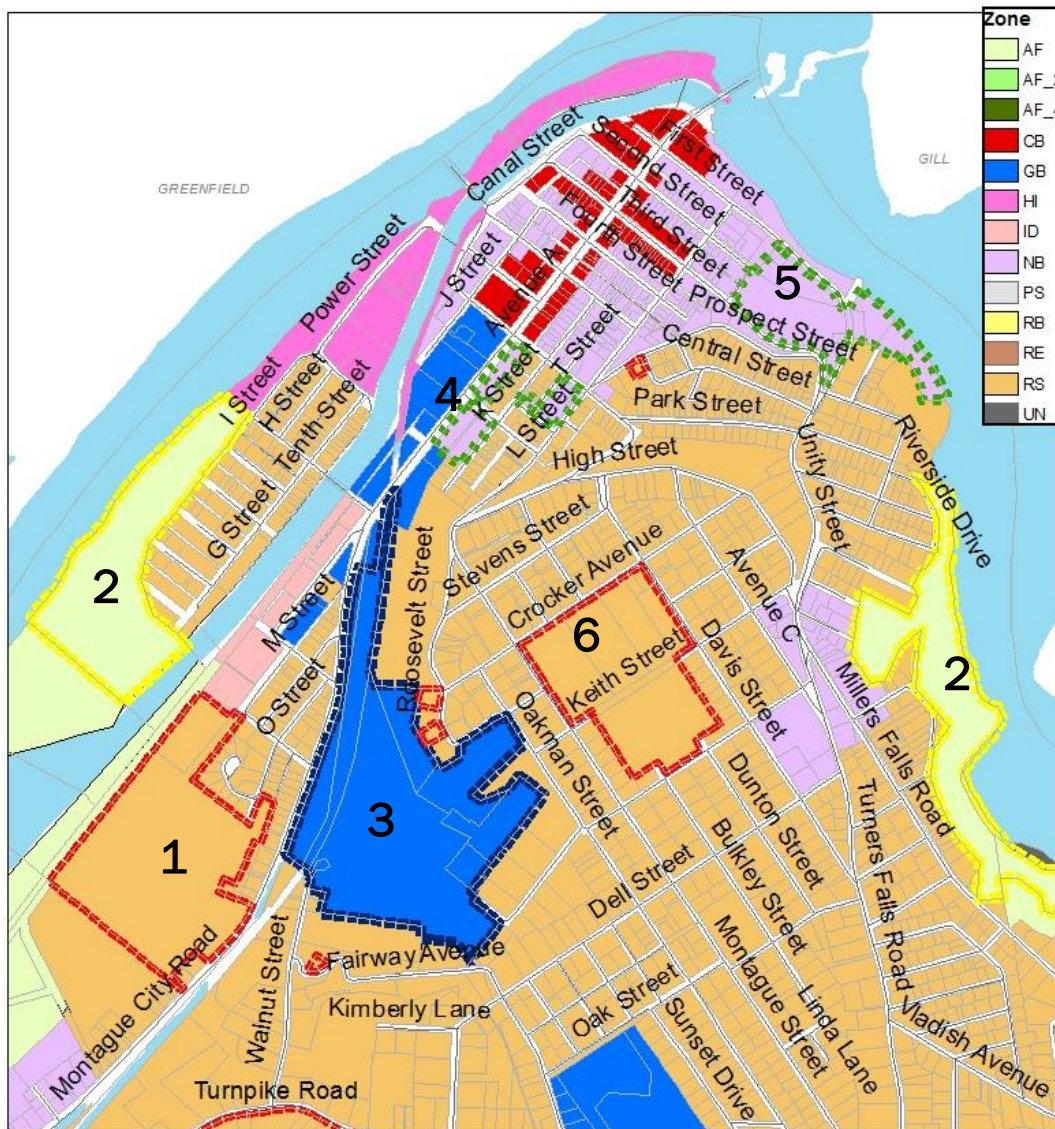
Rezone Montague Plains WMA from Industrial to Agriculture-Forestry

Rezone existing residential areas served by municipal water and sewer from Agriculture-Forestry to Residential

Montague Proposed Zoning Changes



TURNERS FALLS AREA



	Current	Proposed
1 Eversource	RE	RS
2 Riverfront	UN	AF
3 Golf Course	RE	GB
4 Churches/ Library	PS	NB
5 Unity Park	RE	NB
6 Hillcrest/ Sheffield	RE	RS

0 0.125 0.25
Miles

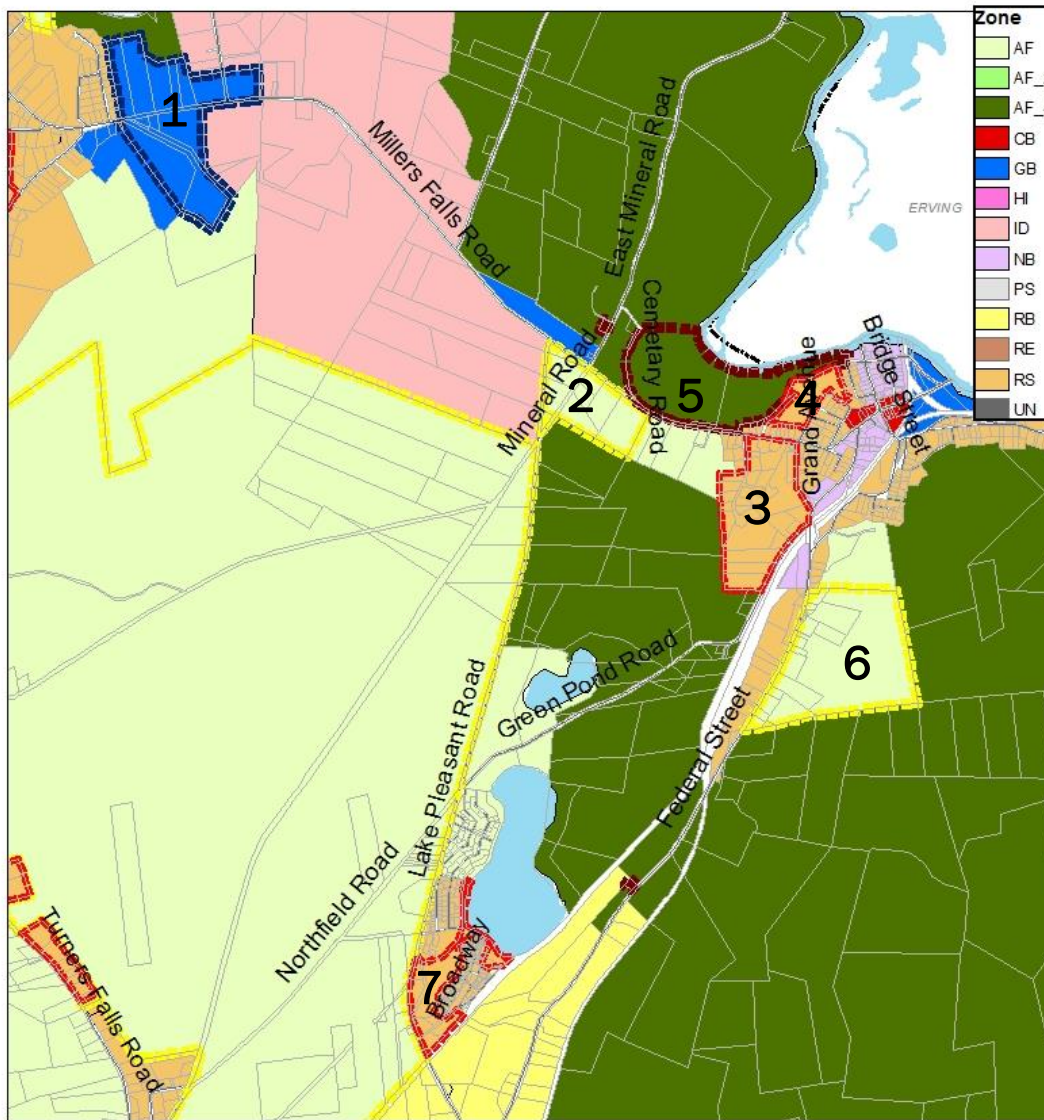


Proposed Zoning Map Changes

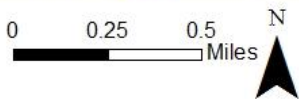


Produced by Montague Planning and
Conservation Department for
informational purposes. All boundaries
are approximate.
Working Draft 7.3.18

MILLERS FALLS/ LAKE PLEASANT



	Current	Proposed
1 MF Rd/ Industrial Blvd	RS/ ID/ PS	GB
2 MF Rd/ E. Mineral	AF4	AF
3 Winthrop St	AF	RS
4 Highland Park	PS	RS
5 Beaver Hollow	UN	AF
6 Federal St	AF-4	AF
7 Lake Pleasant	AF	RS

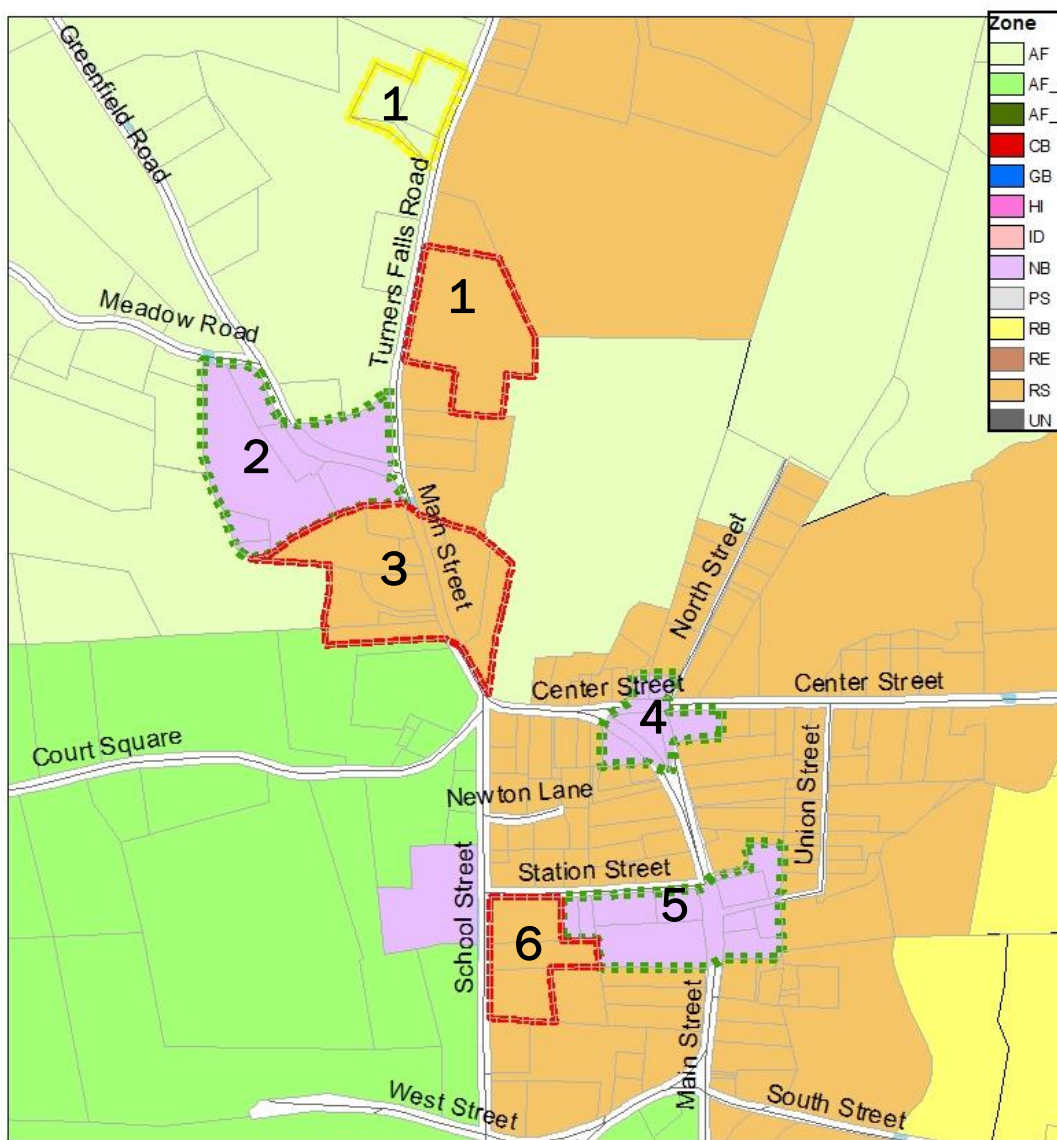


Proposed Zoning Map Changes



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MONTAGUE CENTER



	Current	Proposed
1 Cemeteries	PS	RS/ AF
2 Bookmill area	ID	NB
3 2-17 Main	AF	RS
4 Common area	PS	NB
5 Post Office/Village store area	RS	NB
6 Park	RE	RS

0 0.05 0.1
Miles



Proposed Zoning Map Changes



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DIMENSIONAL CHANGES

	Minimum Lot Size (a) (square feet)	Minimum Lot Frontage (linear feet)	Minimum Front Yard and Street Line Setback (b) (linear feet)	Minimum Side Yard Setback (linear feet)	Minimum Rear Yard Setback (c) (linear feet)	Maximum Building Height (linear feet)
AF	43,560	150	25	15	30	28
AF-2	87,120	200	25	15	30	28
AF-4	174,240	250	25	15	30	28
RS	22,500	150	25	15	30	28
RB	43,560	200	25	50	30	28
NB	10,000	75	15	10	15	28
CB	5,000	50	Edge of sidewalk, OR 10 if no sidewalk	0, if there is access to rear of lot over a drive at least 12 in width	15	36
GB	10,000	50	25	0, if there is access to rear of lot over a drive at least 12 in width OR 30 where a new commercial use abuts an existing residential use	30	36
ID	87,120	50	25	15 OR 50 where a new industrial use abuts an existing residential use	30	50
HI	10,000	50	25	0, if there is access to rear of lot over a drive at least 12 in width	15	50


(a) Each dwelling unit after the first, exclusive of Accessory Dwelling Units, shall require an additional 22,500 square feet in minimum lot size per dwelling unit if municipal water and sewer are not available for residential use.

(b) No building need provide a street line setback greater than that of the principal buildings on 3 out of 4 adjoining properties on the same side of the street.

(c) A lot on the corner of two streets shall have two side street line setbacks, two side yard setbacks and no rear yard setbacks.

DISTRICT USE CHANGES

Permitted Uses in ALL DISTRICTS

- (a) Agriculture and forestry on parcels of land exceeding 5 acres
 - (b) Religious and educational uses expressly exempt under M.G.L. Chapter 25A
 - (c) Governmental facilities and services
 - (d) Public Parks and off-road recreational paths for walking and cycling
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DISTRICT USE CHANGES

	By right	Special Permit
AF	Roadside produce stands	cemeteries
RS	Two family dwellings	Multi-fam up to 4 units Roadside produce stand
RB	Two family dwellings Roadside produce stands Ag/forst product processing < 5k sft	cemeteries
NB		Restaurant, hotel, inn, lodging house, farming
GB	Restaurant, farming w/ retail component	Multi-family, craft workshop, manufacturing, processing, research
CB	4 dwelling units above commercial Restaurants Retail up to 5K square feet	Exceeding by-right thresholds
ID	Farm/forestry products processing	
HI	Multi-family (not to exceed 75% floor area)	New buildings Farming/forestry Open recreational enterprise

SIGNAGE

Prohibit Billboards

Allow sandwich board signs in public ROW

Size stays same

Internally lit or backlight signs by Special Permit in GB and HI

Rules for LED signs in GB district

Accessory “promo” signs can not exceed 50% of window area

Establish rules for exempt signs: open/closed signs, temporary signs



SIGNAGE



PARKING

Specified space requirements according to use

Rules for off-site and shared parking

Establish standards for parking lot design

Landscaping requirements: landscaped buffer strips, shade trees, sidewalks,
Low Impact Development, bike racks


Cost of overabundance of parking:

- loss of neighborhood character
- heat island effect,
- Increase in polluted storm water
- Less desirable aesthetics



TRAILERS

Original to 1970 :Mobile homes, trailer parks, and campgrounds are prohibited.

- Guest in campers are allowed up to 30 days per year
 - Set timeline for removal of temporary office/construction trailers
 - Establish new rules for trailers used for commercial storage warehousing
 - Campgrounds no longer expressly forbidden
 - Mobile homes will continue to be prohibited use (until state law changes)
 - Tiny homes allowed but would need to be fixed to the ground
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ACCESSORY DWELLING UNITS

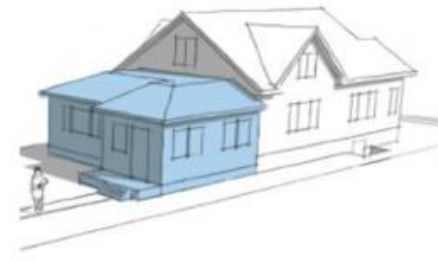
Max size: 900 square feet (from 700)

Permit runs with the property- not the applicant. Makes it easier for banks to finance.

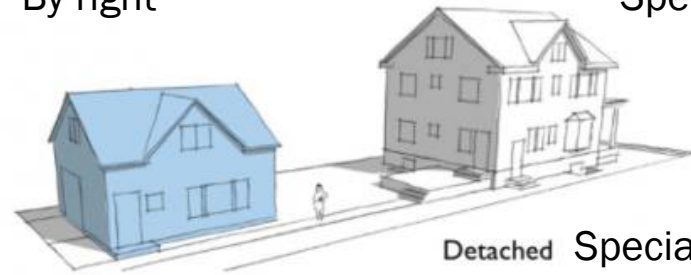
Flexible and efficient housing option, allows for aging in place, housing units for persons with disabilities



Internal
By right



Attached
Special Permit



Detached Special Permit



SOLAR INSTALLATIONS

Solar parking canopies for multi-family and non-residential uses allowed by right

New max surface area limits for ground-mounted solar:

District	EXISTING Max. Surface Area	Maximum panel surface area (square feet)
AF	113	250
AF-2	436	450
AF-4	871	880
RS	112	150
RB	113	250
NB	50	150
CB	0	150
GB	880	880
ID	2000	2,000
HI	880	880

Montague ZBA has granted relief over one dozen times since 2012

SOLAR FACILITIES (LARGE SCALE)

50% natural vegetation lot coverage requirement

100 foot vegetated buffer strip from any street line or abutting residential use

No longer allowed in General Business

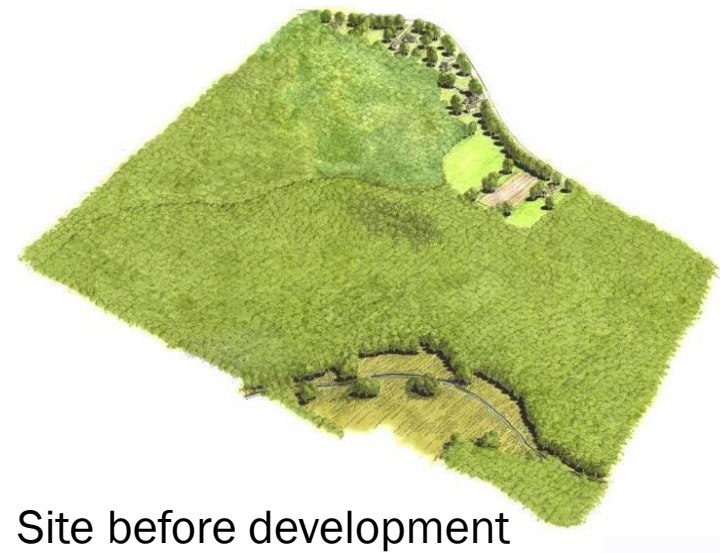
Still allowed by Special Permit in ID and HI

Since 2015 Montague has permitted 4 large scale solar projects totaling over 80 acres of land.



*Eversource Array- Millers Falls Rd
23 acres*

OPEN SPACE RESIDENTIAL DEVELOPMENT



Conventional
subdivision plan

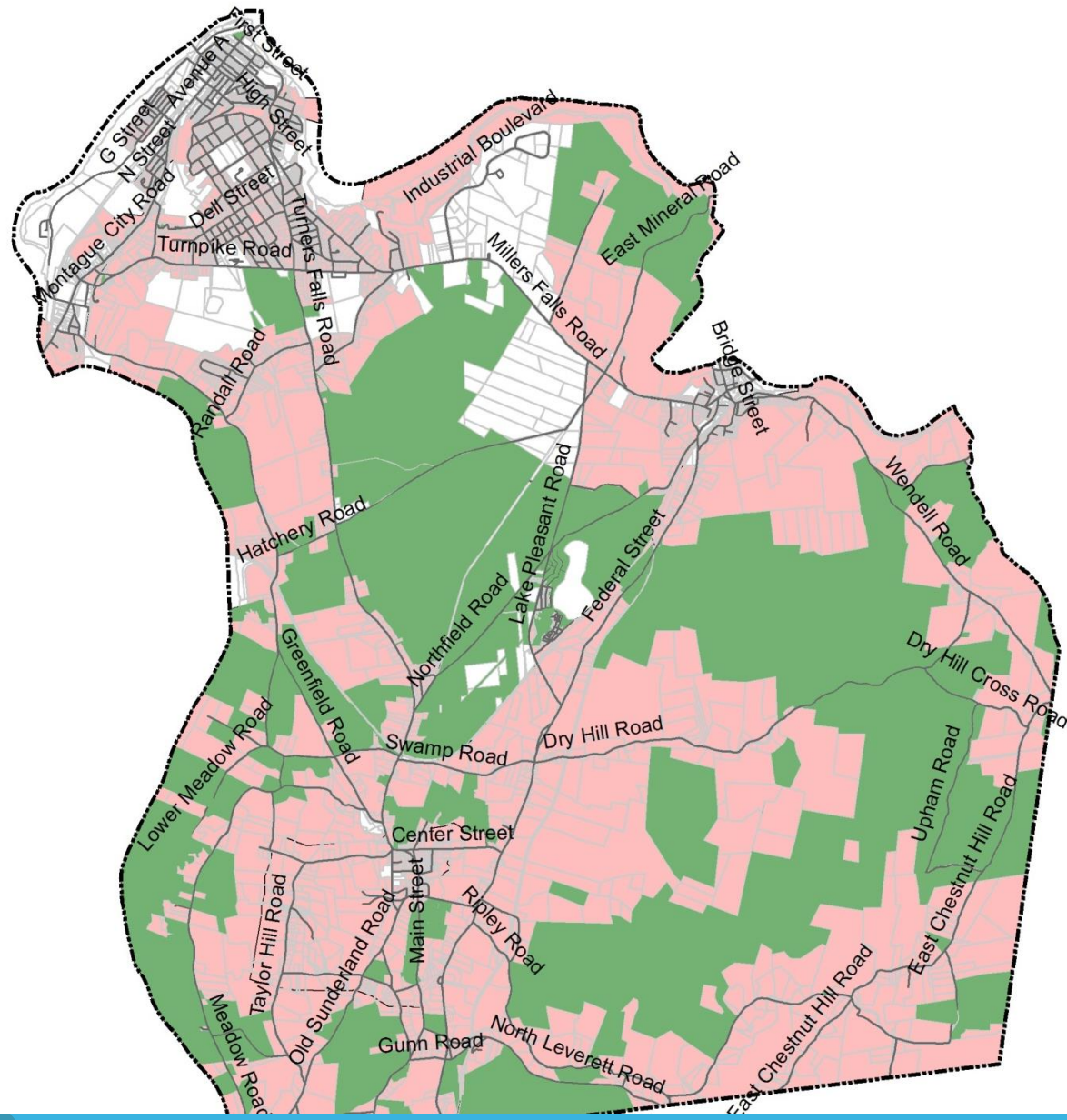


Open Space
Residential
subdivision plan

At least 40% Protected Open Space- Same number of units

OPEN SPACE RESIDENTIAL DEVELOPMENT

- Single-family OSRD permitted by Site Plan Review (pink)
- Two-family OSRD permitted by Special Permit (pink)
- Undevelopable Open Space (green)
- Must be on a lot > 5 AC



PLANNED UNIT DEVELOPMENT

Allows mix of uses, variety of building types and open space under on comprehensive site plan

Allowed only in Industrial, General Business, and Historic Industrial



Village Commons, South Hadley



Village Hill, Northampton

FEEDBACK? IDEAS? CONCERNS?

Walter Ramsey, AICP

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Office hours: M-Thu 8:30 to 5:30 (6:30 on Wed)

Planning Board meets 4th Tues of Month 7:00PM

